

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS
JUNE 8, 2021

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building on June 8, 2021.

The meeting was called to order by Chairman Smith.

Roll Call: Song, Montgomery, McKinney, Smith, McKenzie – Present. Salley and Driscoll – Absent.

Present City Staff: Senior City Planner, Ben Rhoads; City Engineer, Justin Bland; and City Attorney, Jay Williams; Permit Technician, Brian Phillips; all present.

A copy of the May 11, 2021, minutes had previously been given to each Commissioner. A motion was made by McKinney and seconded by McKenzie to accept the minutes. A Voice Vote was taken on the pending motion. Motion passed unanimously.

Item D1. Significant Development Permit, SD21-03, 22000 Highway 16. Ben Rhoads briefed the item. Staff recommended tabling the item to the July 13, 2021, meeting to allow time for staff to review a new plan submittal. Following discussion by the commission, a motion was made by Montgomery to approve the item with staff's stated conditions and seconded by McKenzie. Motion passed unanimously. This item will go to the Planning Commission on July 13, 2021.

Item D2. Significant Development Permit, SD21-05, 3600 S. Lincoln Street. Rhoads briefed the item. Staff recommended approval with one condition. Following discussion by the commission, a motion was made by McKinney and seconded by Montgomery to approve the item. Motion passed unanimously. This item will go to the Planning Commission on July 6, 2021.

Item D3. Significant Development Permit, SD21-07, 4290 Highway 412 East. Rhoads briefed the item. Staff recommended approval with conditions. Following discussion by the commission, a motion was made by McKenzie to approve the item with staff's stated conditions and seconded by Song. Motion passed unanimously. This item will go to the Board of Directors on July 6, 2021.

Item D4. Preliminary Plat Development Permit, PP21-03, 300 to 500 Block of East Oak Crest Road. Rhoads briefed the item. Justin Bland, City Engineer addressed traffic count on Oak Crest Road and drainage infrastructure. Mark Miller, 22587 Westwood Drive, Lorri Lee, 22608 Westwood Drive, yielded her minutes to Mark Miller, Becky Bynum, 22450 Oakview Road, Laura Mackey, 22531 Westwood Drive, Allen Schemahorn, 693 Oak Crest Road, Rebecca McConnell, 22454 Oakview Road, Wanda West, 22551 Westwood Drive, and Dylan Lee, 22530 Meadow Street; addressed the commission with concerns about elevation of new homes, drainage, flooding in area, traffic safety, square footage of homes, fencing, lot size, density, noise, condition of Oak Crest Road, open ditches that overflow, removal of trees around project perimeter, protection of existing trees, and better project design. Jim Krein, 23006 Lawlis Road addressed the commission about density and widening their part of Oak Crest Road. Ron Homeyer, 701 S. Mt. Olive Street addressed the commission about drainage.

Staff recommended approval of the item. Following discussion by the commission, a motion was made by Montgomery and seconded by McKenzie to approve the item. Motion passed unanimously. This item will go to the Board of Directors on July 6, 2021.

Item E. Staff Update on Preliminary Plat, PP21-02, Bellvue Estates.

Item F. City Comprehensive Plan Monthly Update.

Item G1. Annexation / Zoning Development Permit, AX21-03, 22100 Block of Highway 16. Rhoads briefed the item. To the Board on June 15, 2021.

Item G2. Annexation / Zoning Development Permit, AX21-04, 23324 Raines Road. Rhoads briefed the item. To the Board on June 15, 2021.

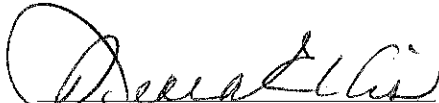
Item H 1. Lot Split Development Permit, LS21-07, 1803 Dawn Hill Road. Rhoads briefed the item. Went to the Board for Easements on June 1, 2021.

Item H 2. Lot Split Development Permit, LS21-09, 21400 Block of Davidson Road. Rhoads briefed the item. Went to the Board for Easements on June 1, 2021.

Item H 3. Lot Line Adjustment Development Permit, LA21-04, 2500 and 2690 Highway 412 East. Rhoads briefed the item. Went to the Board for Easements on June 1, 2021.


There being no further business, a Motion was made by Song and seconded by McKenzie to adjourn. A Voice Vote was called. Motion passed unanimously. Meeting adjourned.

ATTEST:


Renea Ellis, City Clerk

(SEAL)

APPROVED:


J.W. Smith, Chairman

